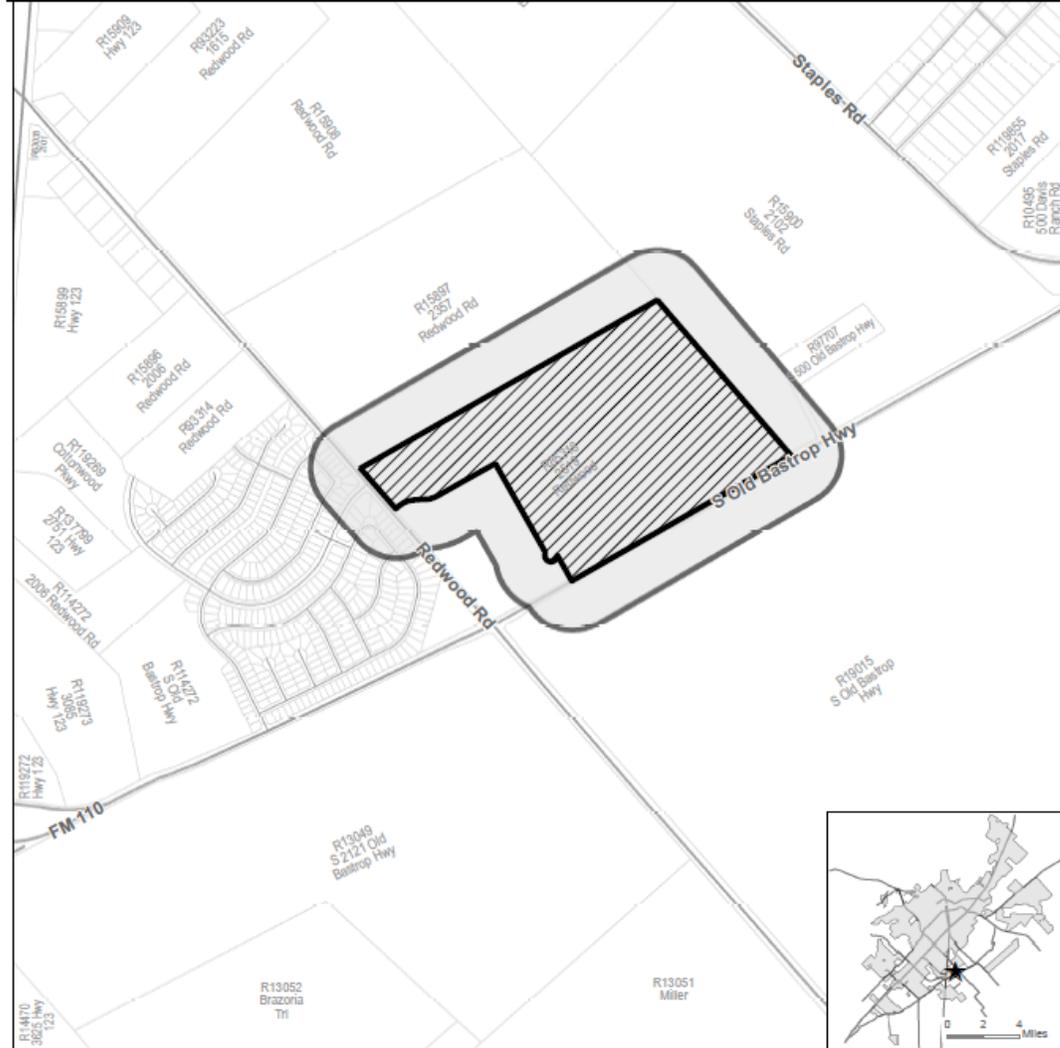


ZC-20-13 (Redwood 3)

Hold a public hearing and consider a request by James Ingalls, on behalf of Jim Smith, Smith Co. Redwood LLC, for a zoning change from “FD” Future Development to “SF-6” Single Family-6, for approximately 80 acres, more or less, out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, generally located at 2519 Redwood Road. (A. Villalobos)

Location:

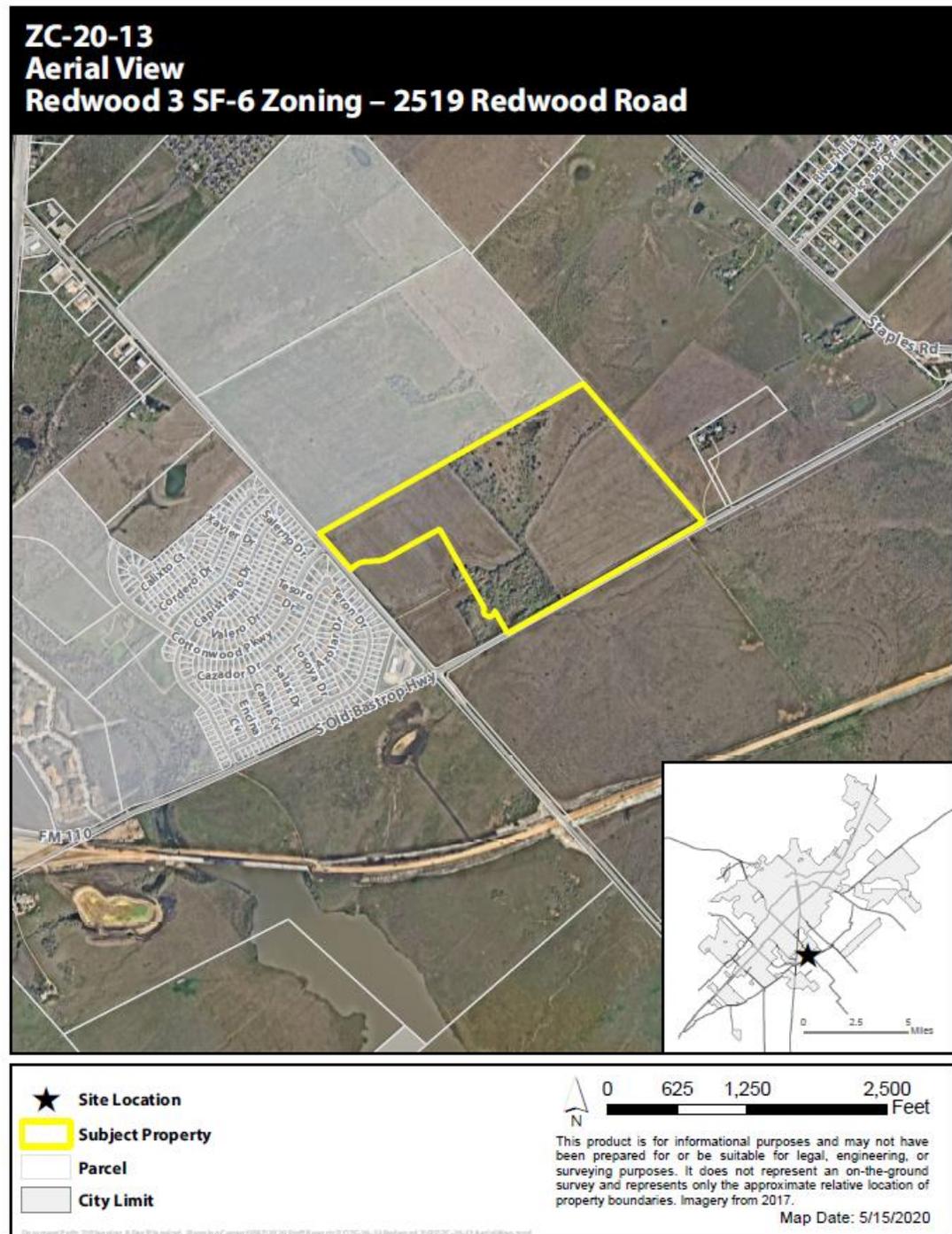
- Approximately 80 acres
- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
 - Single Family (El Camino Real neighborhood)
 - Agricultural / Rural (ETJ)
 - Gas Station
- Located outside the City Limits (Extraterritorial Jurisdiction)



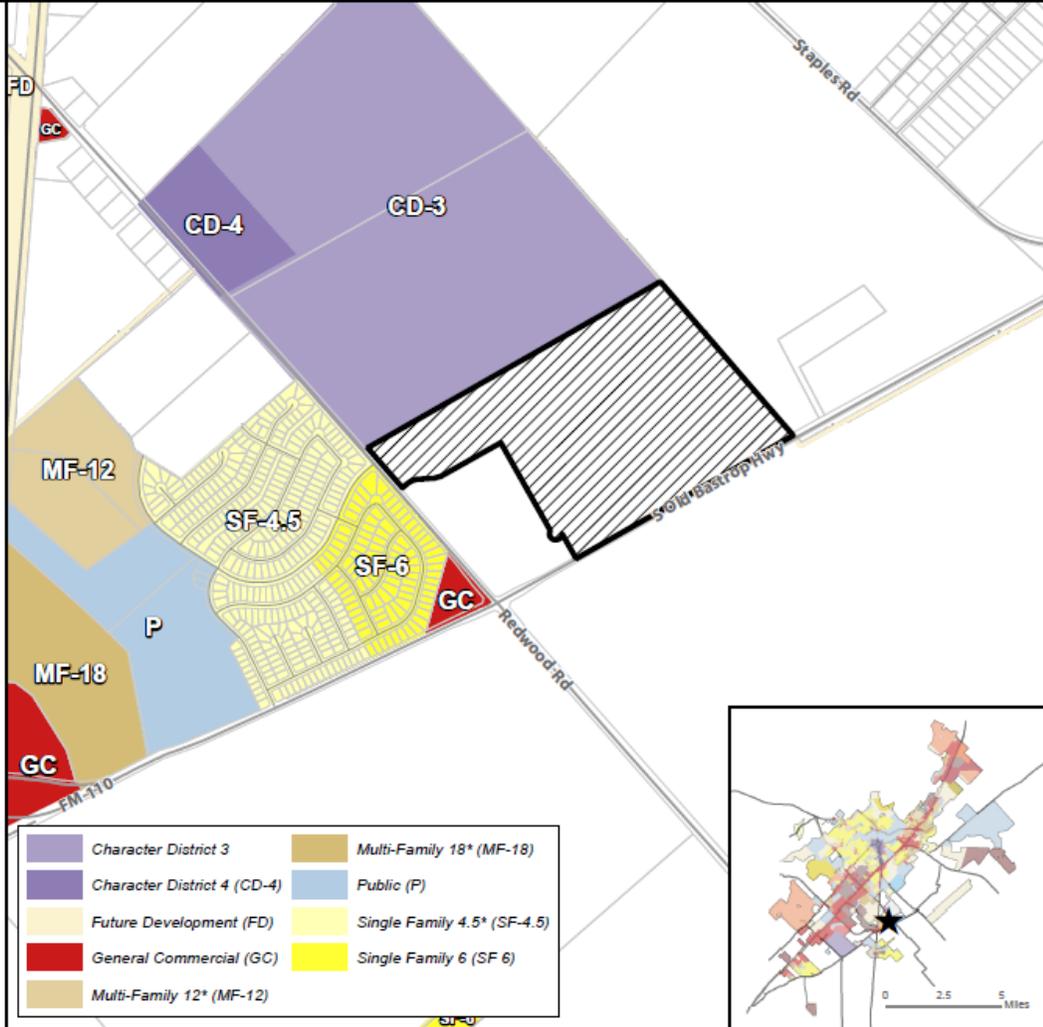
★ Site Location	0 625 1,250 2,500 Feet
▨ Subject Property	This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
■ 400' Buffer	
□ Parcel	Map Date: 5/15/2020
■ City Limit	

Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Single Family-6 (SF-6)
- Proposed SF-6 zoning allows for primarily only single family residential uses with some limited and conditional uses (community garden, urban farm, etc.)
- Applicant is currently proposing a single family neighborhood.
- Annexation request is being processed concurrently for property located outside City Limits



**ZC-20-13
Existing Zoning
Redwood 3 SF-6 Zoning – 2519 Redwood Road**



★ Site Location

Subject Property

Parcels

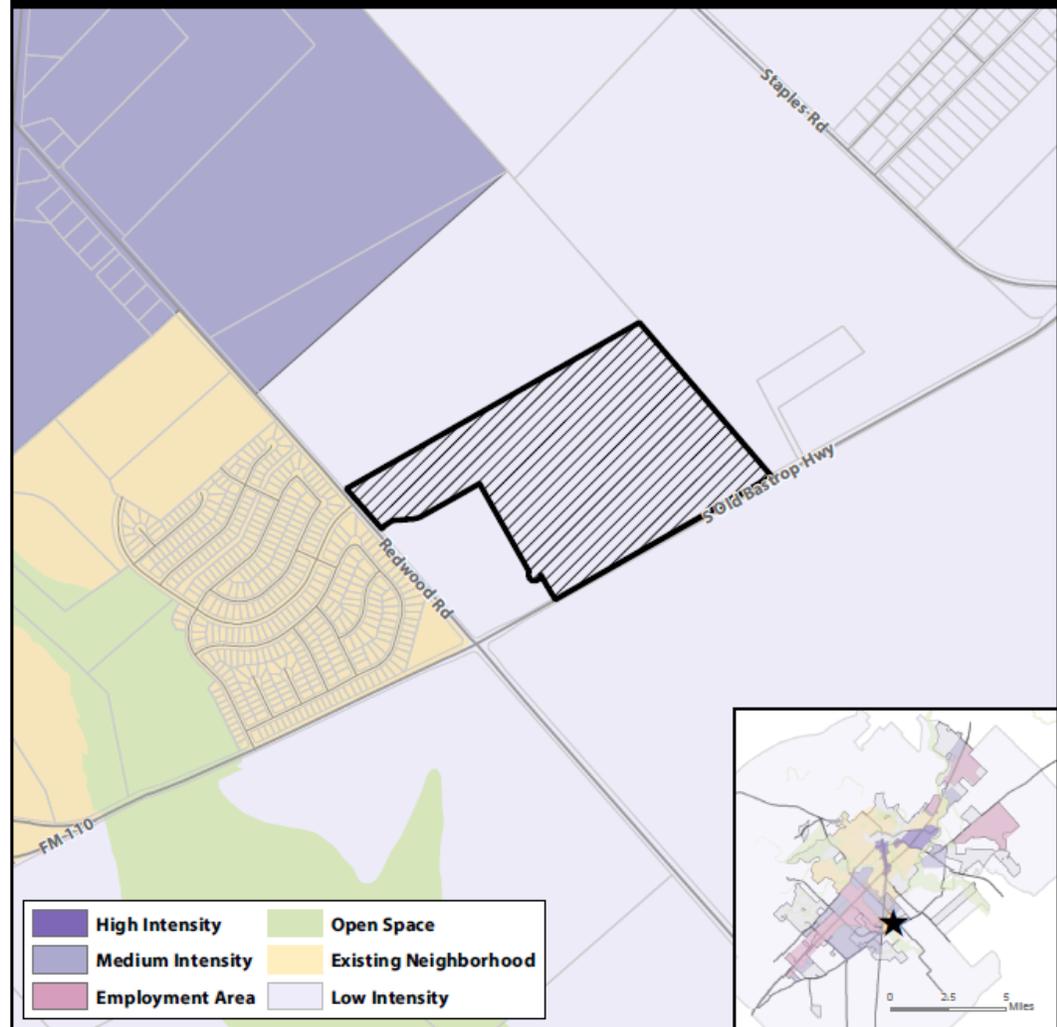
City Limit

0 625 1,250 2,500 Feet

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Map Date: 5/15/2020

**ZC-20-13
Preferred Scenario
Redwood 3 SF-6 Zoning – 2519 Redwood Road**



★ Site Location

Subject Property

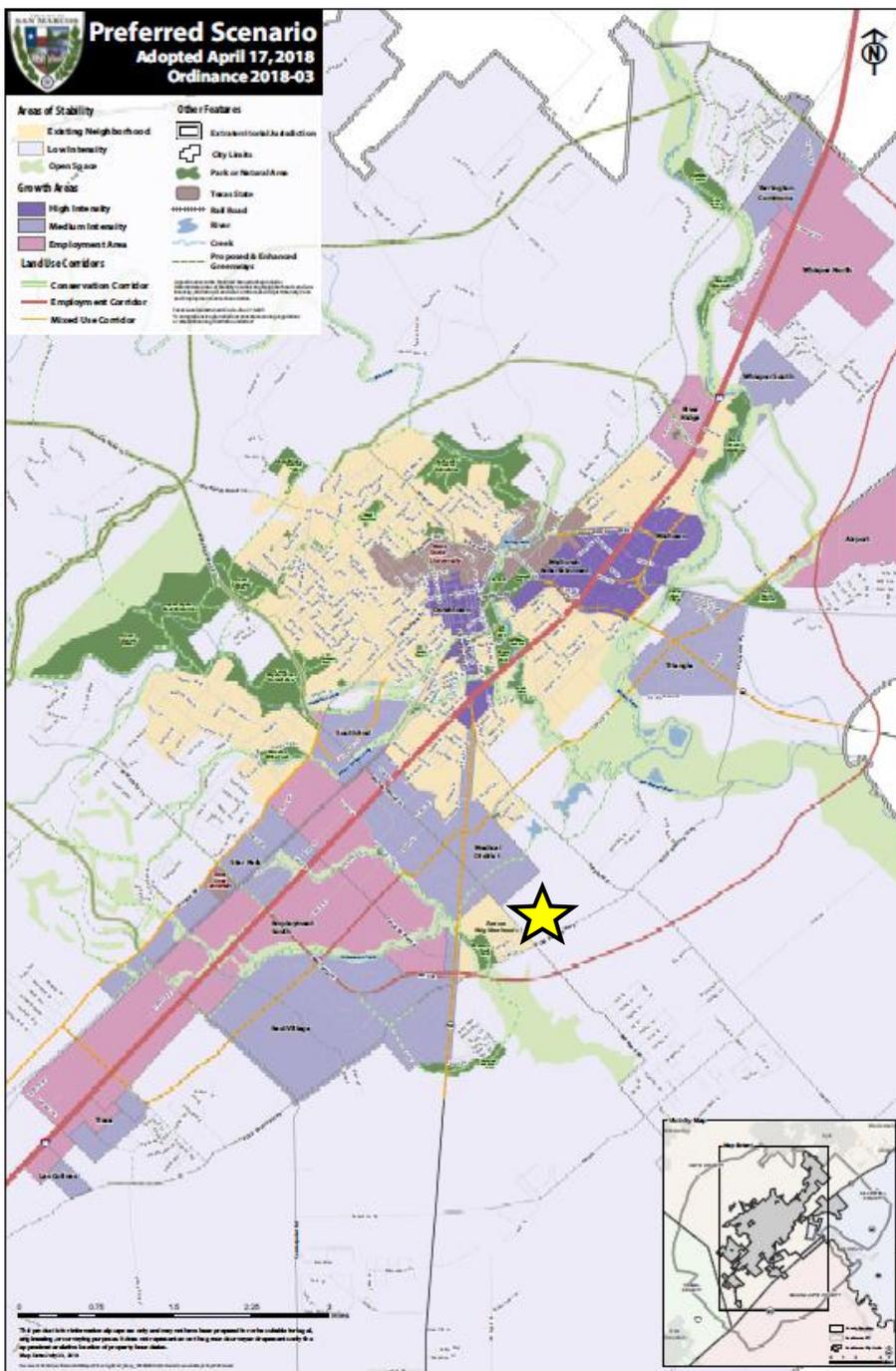
Parcels

City Limit

0 625 1,250 2,500 Feet

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Map Date: 6/2/2020



Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

Located in an Area of Stability – Low Intensity

“Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.”
(Comprehensive Plan, pg. 77)

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

Applicant is requesting a “Conventional Residential” (Single Family-6 zoning) within an Area of Stability – Low Intensity.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

SF-6 Zoning Analysis:

- SF-6 is intended for single family detached residential homes and associated accessory structures.
- Allowable Building Types:** House, Cottage, Civic, Accessory Dwelling Unit
- Allowable Uses:** Community Garden, Accessory Structures, Home Occupation, Family Home Care, Short Term Rental, Single Family Detached, Community Home, Civic
- Surrounding area is comprised of single family rural / agricultural land as well as a single family neighborhood, El Camino Real.
- The property to the north was recently annexed and zoned to Character District-3 in 2019 and is proposed as a residential subdivision.



GENERAL DESCRIPTION

The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Units Per Gross Acre	5.5 max.
Impervious Cover	50% max.
Occupancy Restrictions	Section 5.1.4.1

TRANSPORTATION

Block Perimeter	3,000 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

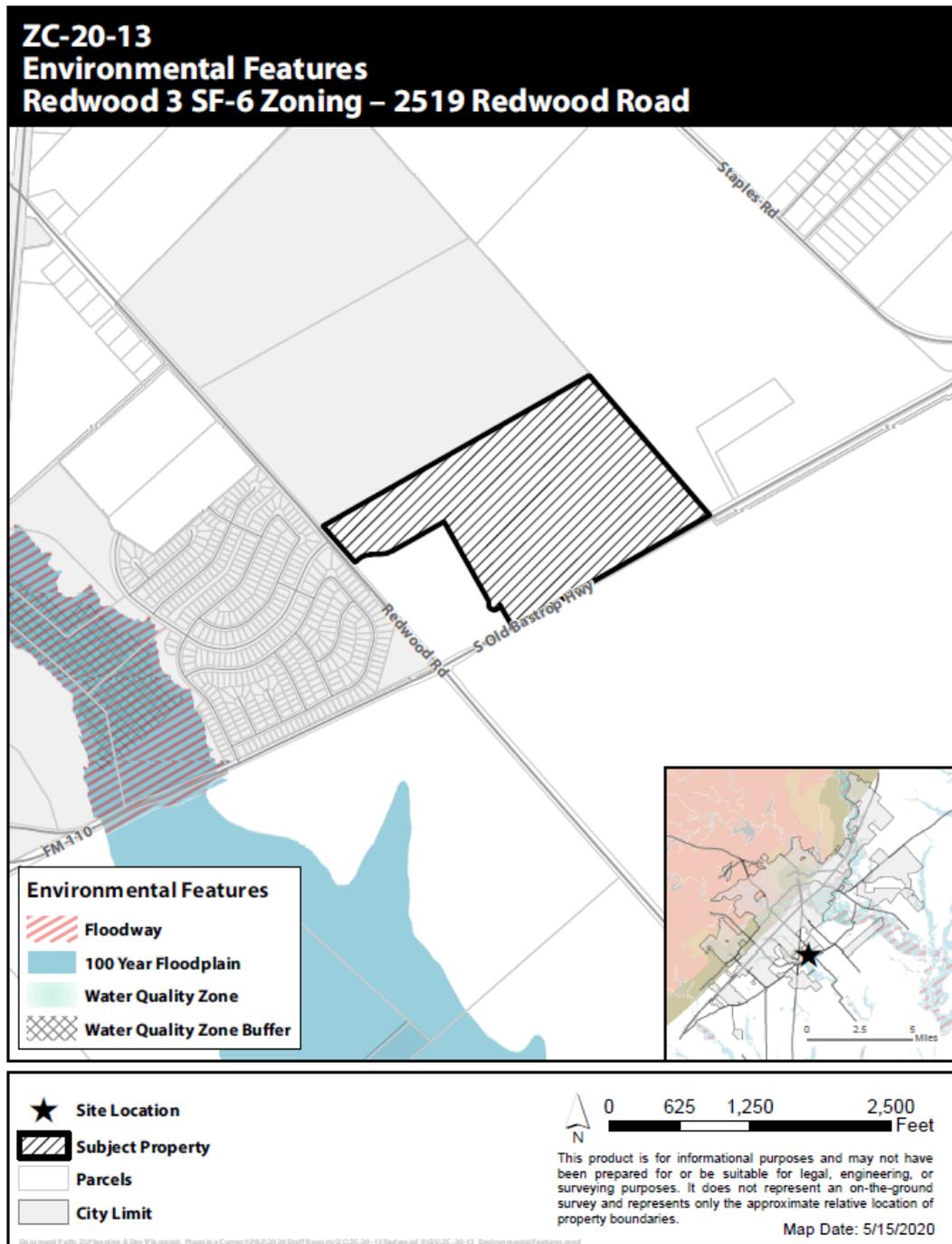
Sidewalks are not required for lots greater than 1 acre

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Civic	Section 4.4.6.15

Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Not located in floodplain
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports
- “Land Use Suitability, preservation of agricultural lands, and floodplain management are the key factors to be considered when analyzing future development requests in Low Intensity Areas.” (Comprehensive Plan)



Additional Requirements

• Street Requirements

- Transportation Master Plan
- Block perimeter requirements (3,000 feet)
- Bike facility requirements
- Greenway requirement
- Sidewalk connections
- Traffic Impact Analysis (TIA)

• Subdivision Requirements

- Subdivision plat in accordance with lot and block standards

• Utility Requirements

- Extension of water and wastewater facilities in accordance with City standards

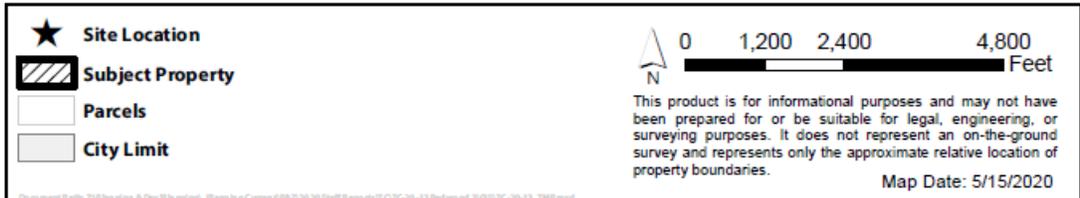
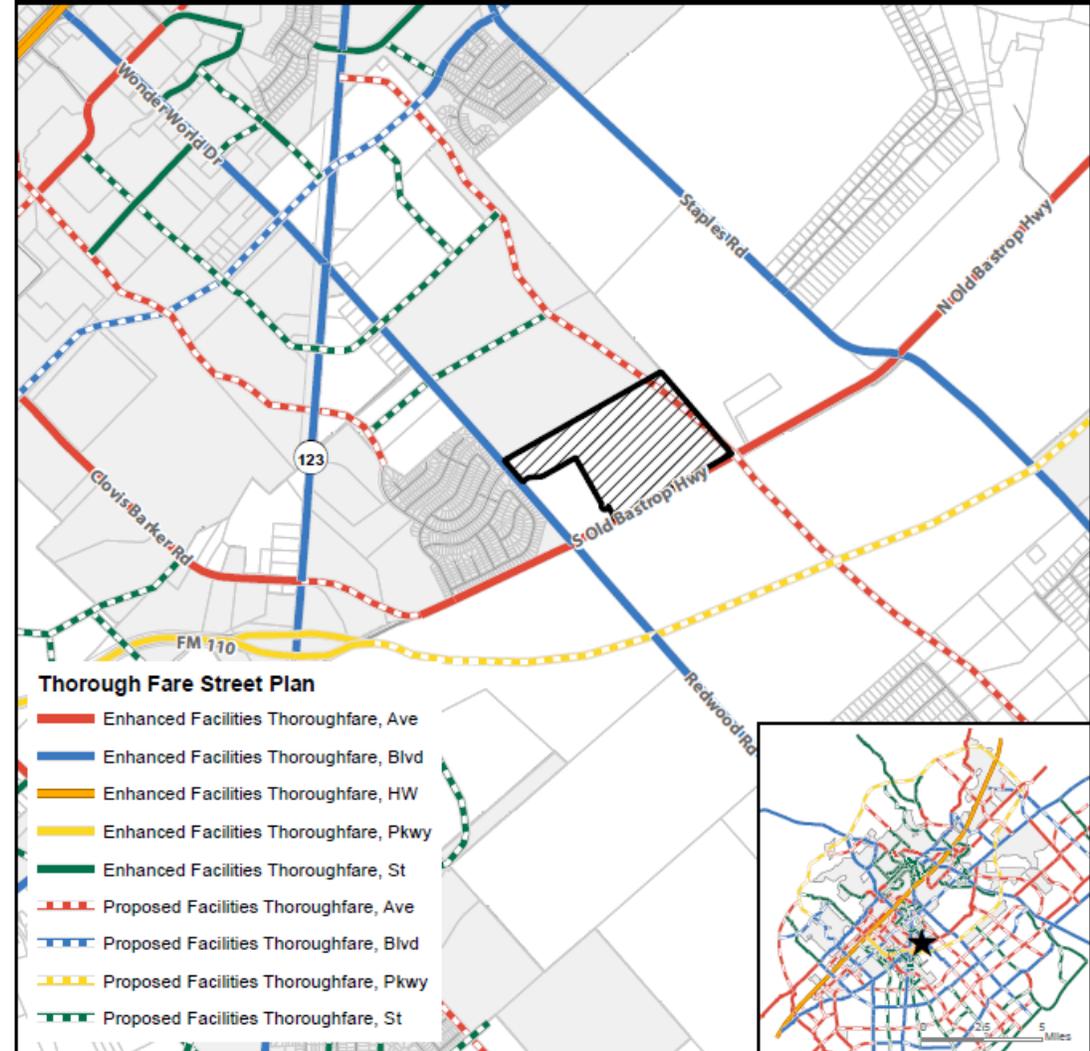
• Parkland Requirements

- Parkland Development and Parkland Dedication (based on number of units proposed)

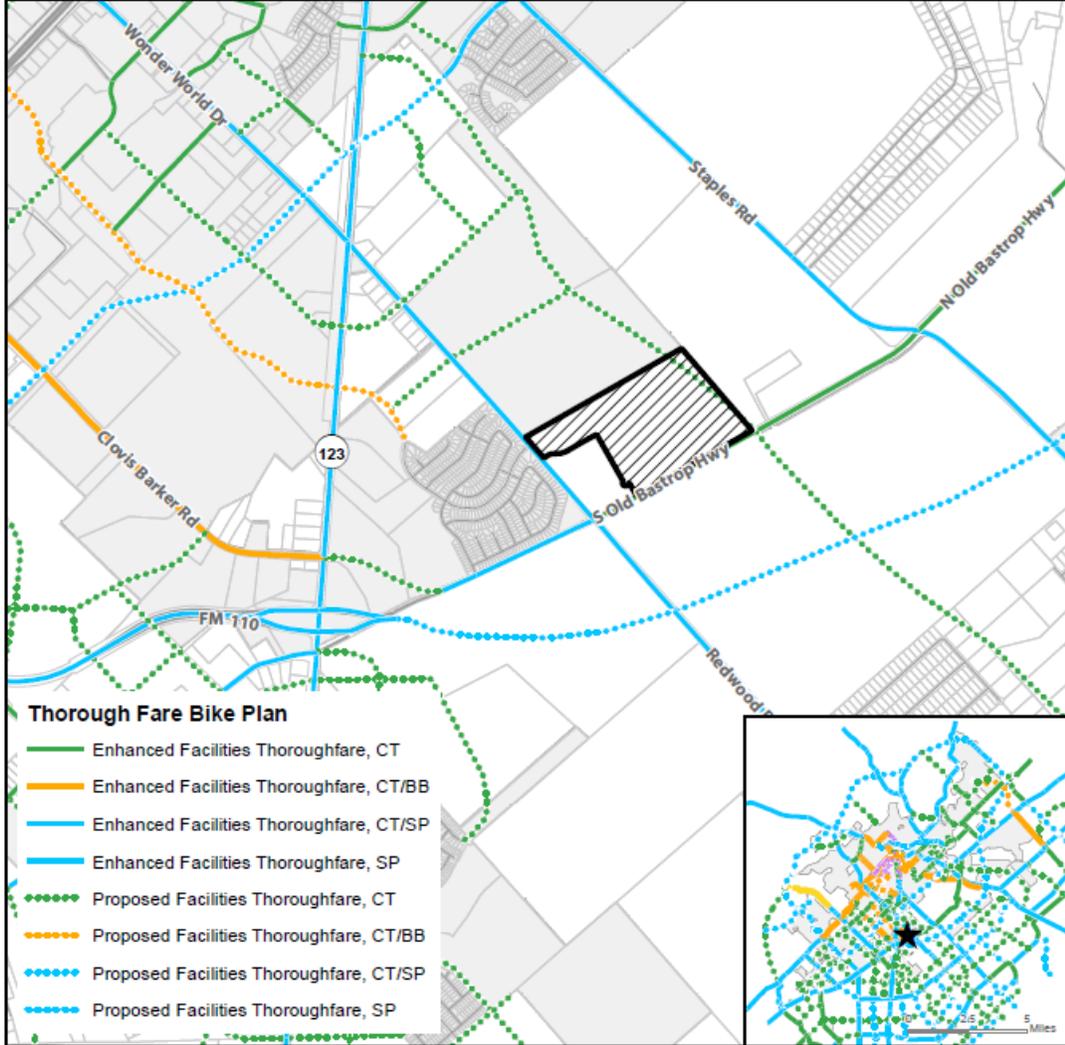
ZC-20-13

Transportation Master Plan

Redwood 3 SF-6 Zoning – 2519 Redwood Road



**ZC-20-13
Transportation Master Plan - Bicycle Facilities
Redwood 3 SF-6 Zoning – 2519 Redwood Road**



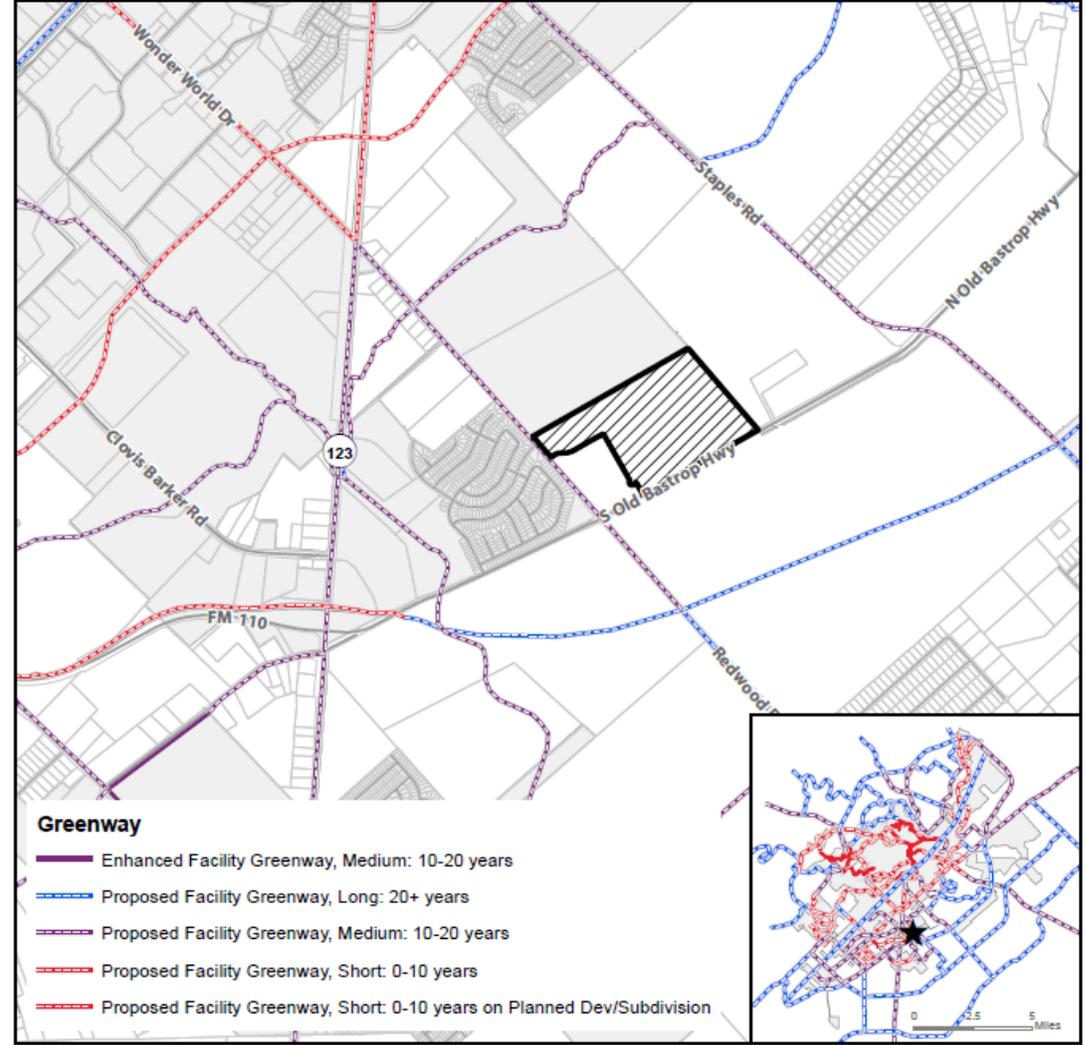
★ **Site Location**
Subject Property
Parcels
City Limit

0 1,200 2,400 4,800 Feet

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Map Date: 5/15/2020

**ZC-20-13
Transportation Master Plan - Greenway Facilities
Redwood 3 SF-6 Zoning – 2519 Redwood Road**



★ **Site Location**
Subject Property
Parcels
City Limit

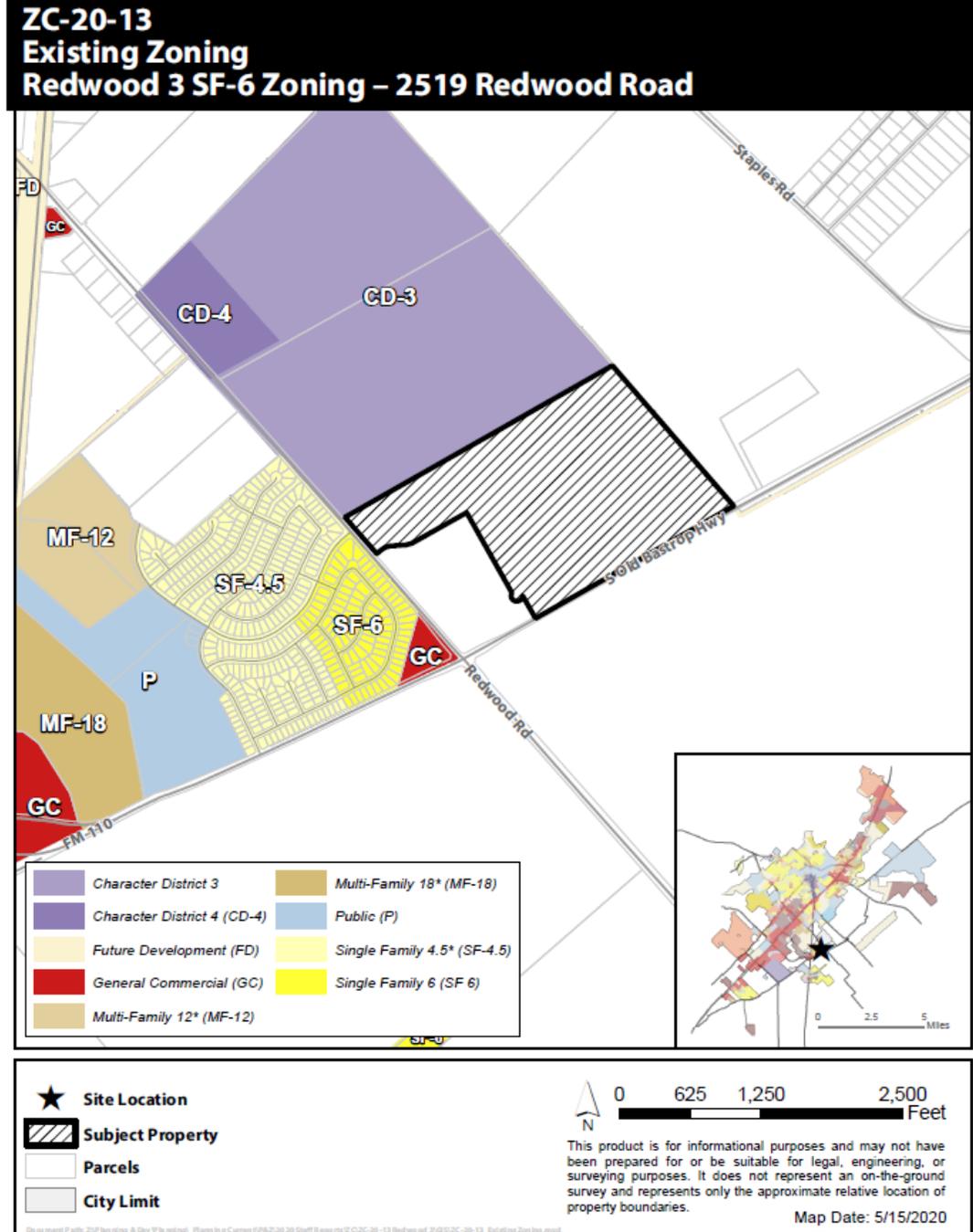
0 1,200 2,400 4,800 Feet

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Map Date: 5/15/2020

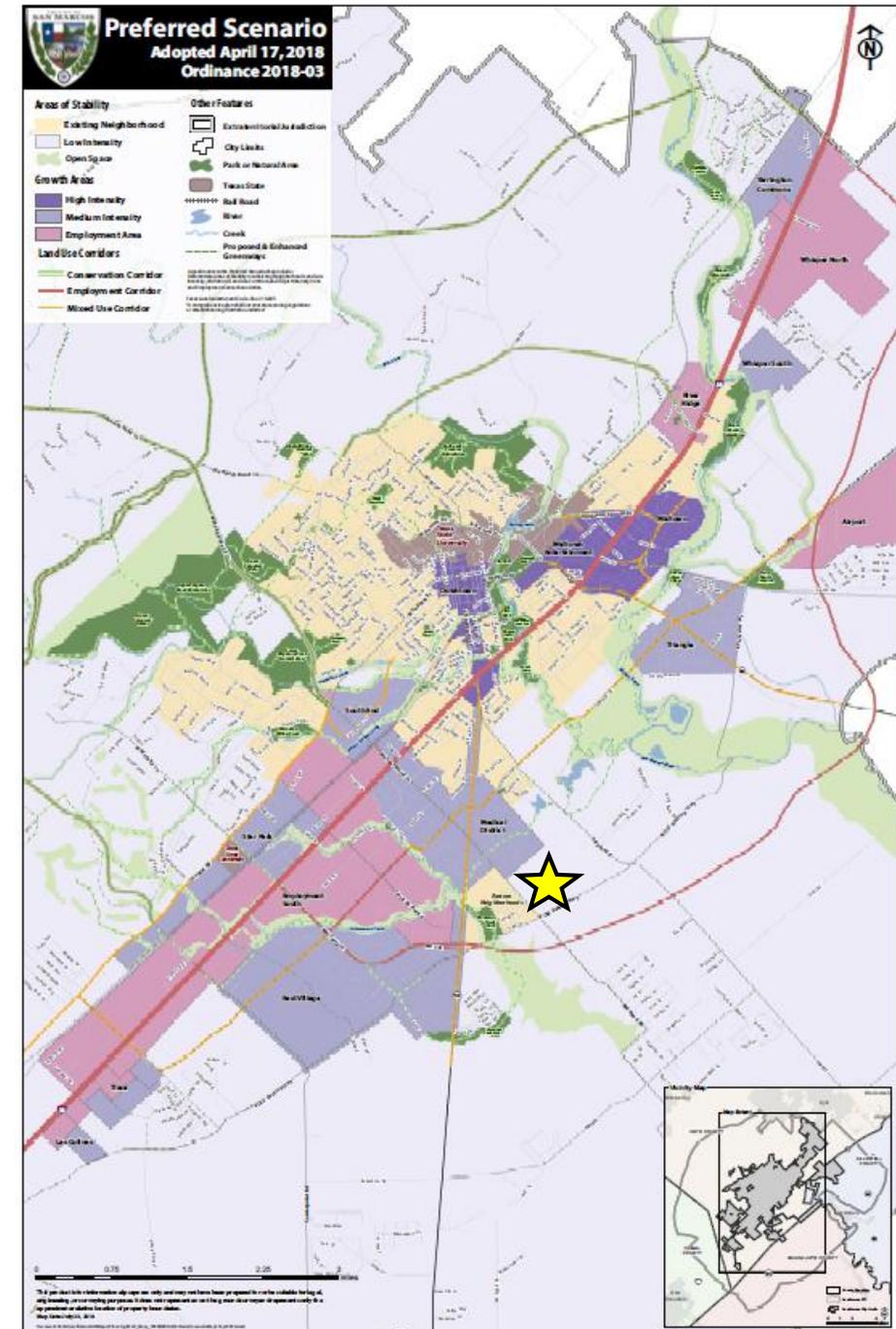
Additional Analysis

- **Compatibility:** SF-6 is generally compatible with surrounding existing residential neighborhoods, such as El Camino Real, and with potential uses in the adjacent High Branch CD-3 zoning
- **Diversity of Residential Uses:** SF-6 does not promote a diversity of residential uses and is restricted to primarily single family detached uses, similar to the adjacent El Camino Real.
- **Major Intersection:** It is best practice to add higher density uses near the intersection of major roadways and transition lower density uses away from the intersection. SF-6 does not create a smooth transition as it is less dense than the adjacent CD-3 to the north.



Additional Analysis

- **Preferred Scenario:** Single Family-6 is designated as “NP” Not Preferred within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map.
 - Alternatively, Single Family-6 is to be “C” Considered in an ‘Area of Stability – Low Intensity” on the Preferred Scenario Map
 - Character Districts are to be “C” Considered in an “Area of Stability – Low Intensity” on the Preferred Scenario Map
- **Multi-modal:** The proposed development will be required to install necessary multi-modal infrastructure (sidewalks, blocks, stub streets, bike, and greenways). This is important as we consider the proximity to the Medical District Medium Intensity Zone. However, enhanced garage standards which promote a pedestrian-oriented streetscape do not apply in SF-6 zoning.
- **Land Use Suitability** – The subject property is low to moderately constrained and is not located in any floodplain. The development is situated from sensitive sites



Staff Recommendation:

Due to the varying factors regarding existing land use configurations and the preferred or planned configuration of the surrounding area, staff is providing a **neutral** recommendation and leaves a decision of approval or denial up to the Planning and Zoning Commission and City Council.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Single Family-6 (SF-6)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Primarily agricultural, residential, and public/institutional (See Land Use Matrix)	Primarily residential: Community Garden, Urban Farm, accessory structures, home occupation, single family detached uses (See Land Use Matrix)
Parking Location	No location or garage standards	No location or residential garage standards
Parking Standards	Depends on use	2 spaces per dwelling unit
Max Residential Units per acre	0.4 units per acre (max)	5.5 (max)
Occupancy Restrictions	N/A	Yes
Landscaping	Tree and shrub requirements based on use	Tree and shrub requirements
Building Height (max)	2 stories (40 feet)	2 stories (35' max)
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	25' minimum front setback (primary street), 15' minimum front setback (secondary street), 5' side setback, 20' rear setback
Impervious Cover (max)	30%	50%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	6,000 sf minimum lot area; 50' minimum lot width
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Residential Street: 5' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter max